



# Meeting Notes

## Housing Focus Group Meeting

**8:30 a.m. – Wednesday, May 27, 2009**

APS Conference Room, 101 West Cherry Ave, Flagstaff, AZ

1. Welcome and Introductions

In attendance:

Georgia Duncan, Citizen  
Neil Gullickson, City of Flagstaff  
Jack Clark, Coconino County  
Kathi Clark, Real Estate  
Kurt Aldinger, Flagstaff Housing Authority  
Stephanie Boardman, Hope Cottage  
Laura Myers, Flagstaff Plaza Vieja  
Ed Larsen, City of Flagstaff  
Erika Mazza, City of Flagstaff  
Amy Smith, RPI Services  
Brad Dixon, Citizen  
Rick Natenberg, Citizen  
Helen H. Ferrell, Bothhands  
Mark Sawyers, City of Flagstaff

2. Focus Group Overview

Roger Eastman explained that 11 focus groups have been formed as part of the Land Development Code re-write process.

3. Roles/expectations of the Focus Groups

The purpose of the focus group is to “frame the main issues” and try not to get into the “weeds” of each issue. The focus group members will focus on the main issues and determine whether or not the current code supports the issue, or if not, how to get there.

4. Roles/expectations of staff

City staff will provide technical expertise.

5. Issue review  
Erika Mazza presented an overview of the Housing Incentive Matrix and how it was developed.

Key issues identified:

- Housing affordability for workforce
  - 150% AMI
  - 30% of income
  - How to communicate this value to developers
- Need code to reflect community desires, e.g. mixed use development
- Density – diversity of housing – walk able neighborhoods.
- Rentals versus ownership
- Is housing in the right place?
- Healthy networking – deal with unproductive homeless.
- Homeless issues – keep them here- provide support.
- Transitional housing
- Emergency housing – easier review procedures.
- Housing relationship to transportation.
- Flexibility to deal with emergency housing needs.
- Simple, clear, effective incentives.
- No inclusionary zoning in Arizona.
- Proposition 207 implications.
- Consistent with Regional Plan.
- Issues with existing housing stock (PM0)
- Southside evolution – Rio?
- “McMansions” as an issue- potential for conversion to multiple units.
- Rethink planned options – Chapter 5 (Pattern book?)
- Senior housing
- Building Code issues – building conversion
- Engineering standards – impediment because of high standards

6. Dot mapping exercise for Flagstaff

Green: Preserve

Blue: Needs to evolve

Red: Must transform

7. Future meetings  
Second and fourth Wednesday of the month at 8:30 a.m. for 1.5 hours.
8. Election of a chair person and vice-chair person  
Chair person: Brad Dixon  
Vice Chair: Kathi Clark
9. Adjournment 9:50 a.m.